

## **EGREMONT PLANNING BOARD**

### **Minutes November 25, 2019**

**Call to Order:** 7:03 PM

**Present:** Greg Cherin, Eddie Regendahl, Jared Kelly, Helen Krancer

**Citizens in Attendance:** Mary McGurn, Eileen Vining, Marj Wexler, Juliette Haas, Joan Goodkind

Chairman Cherin read the following: The official record of this meeting is being kept via written minutes. The Planning Board is not recording this meeting. Anyone wishing to record this meeting must inform the Chairman now. There were no requests.

**Form A's:** None

**Minutes:** October 28, 2019 minutes approved; November 13, 2019 minutes approved with corrections.

**Citizen's Time:** None

**Mail:** Town Officials & Families Holiday Party notice. Thursday, December 19, 6-8 pm

Town of Egremont Zoning Board of Appeals Notice of Public Hearing, Tuesday, December 10, 2019, 7 pm to consider application of Sara Keene, 17 Main Street, to amend the special permit issued to The Barn at the Egremont Village Inn to allow a New Years Eve party on Tuesday, December 31.

Town of Sheffield Planning Board Notice of Public Hearing, Wednesday, December 11, 7:15 pm, to act on Augustus & Jill Gregory's Special Application to hold special events on site at 1469 Salisbury Road.

Certified Letter from Adrienne Arnold, Lazan Glover & Puciloski, LLP, regarding the conveyance of a land labeled "Parcel 1" on the ANR, being sold to Kathleen Ann McGowan, that is currently part of the Commonwealth's Forest Tax Program and currently owned by Adrian Van Zon

**Accessory Dwelling Units re Septic & Well Locations and Buffers:** Juliette Haas, Board of Health Director, attended to explain septic and well buffers as the question had been raised at a prior Planning Board meeting about whether a new well and/or septic field buffers for an ADU would keep an abutter from adding an ADU requiring a new well or septic system. Haas explained that

1. The Board of Health does not consider the effect of buffers on abutting properties when approving septic systems and wells.
2. Wells and septic systems can receive variances from the Board of Health when they are constructed.
3. Septic systems can be enlarged because there is space within them.
4. Septic systems can be located side-by-side as the Board of Health is always looking for the best soil. However, the Board of Health looks at abutting wells when doing perc tests.
5. Suggestion: Consider adding a General Bylaw limiting any new septic systems and wells.

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6. Kelly said it is easier to locate a well; just drill deep enough, whereas septic systems are larger and more difficult to locate.
7. When homeowners are building a new septic system for a three-bedroom home, Haas said she often asks them to consider enlarging it to four-bedroom capacity now. She has encountered the situation when a pool house had to be connected to the septic system because it had a sink. A 1,500-gallon septic tank will service 3-4 bedrooms.
8. Joan Goodkind thought it a good idea to add a 50-foot setback to the by-right section of the proposed ADU bylaw.
9. Kelly suggested that we could require that an ADU's well must be shared with the primary residence or be at least 50 feet from the property line.
10. Another proposal: do not address the issue of well and septic buffers in the ADU bylaw.

Conclusion: The Planning Board should meet with the Housing Committee to discuss this issue.

**Riverbend Subdivision:** The Board still needs information on how to remove a lot from a subdivision.

**Accessory Dwelling Unit Proposed Bylaw:** Cherin asked the Board's opinions pro and con on these points:

1. Section 4.1.1.3.a. vi: Allow an ADU on the same lot with a permitted retail business or consumer service establishment? Krancer opposes.
2. Section 4.1.1.3.a. vi: Make the ADU subject to the 1-family dwelling intensity regulations? Still to be decided.
3. Allow a 25-foot setback or use the 50-foot commercial setback of Zoning Bylaw section 4.1.2.3.b.ii? **Agreed:** Use the 50-foot setback.

The Board agreed that these ideas still need to be discussed, thought out and decided on. The Board should read the proposed bylaw and discuss at the net meeting. Kelly pointed out that he removed the definition of Primary Dwelling Unit because it is not used; one- or two-Family Dwelling is used.

We decided to send this 1/13/19 draft to the Housing Committee for them to discuss.

**Next Meeting:** Monday, December 9, 2019

**Meeting Adjourned:** 9:21 PM

Respectfully submitted,  
Helen Krancer, Clerk  
January 3, 2020  
Revised February 24, 2020